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5 **Stratham Zoning Board of Adjustment**  
6 **Meeting Minutes**  
7 **October 09, 2012**  
8 **Municipal Center, Selectmen's Meeting Room**  
9 **10 Bunker Hill Avenue**  
10 **Time: 7:00 PM**  
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13 **Members Present:** **Arol Charbonneau, Chairman**  
14 **Jeffrey Karam, Secretary**  
15 **Bruce Barker, Full Time Member**  
16 **Chris Brett, Full Time Member**  
17 **Gary Dolan, Alternate**  
18

19 **Members Absent:** **Mike Smith, Alternate**  
20 **Dave Short, Alternate**  
21 **Kirk Scamman, Full Time Member**  
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23 **Staff Present:** **Terry Barnes, Building Inspector**  
24 **Lincoln Daley, Town Planner**  
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27 **1. Call to Order/Roll Call.**  
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29 The Chairman took roll call and then explained the process for the meeting.  
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31 **2. Approval of Minutes**

- 32 a. June 12, 2012  
33 b. September 25, 2012  
34

35 The Board did not review the minutes.  
36

37 **3. Public Hearings.**

- 38 a. Case #576 – Susan Dionne, 39 Bunker Hill Avenue, Tax Map 9, Lot 60 within the  
39 Residential/Agricultural Zoning District for a Special Exception from Sections 5.13  
40 Home Occupations and 3.6 Table of Uses of the Stratham Zoning Ordinance to operate a  
41 pottery studio within an existing barn structure.  
42

43 Mr. Karam shared all the information received from the applicant for the application with  
44 the Board. The applicant, Ms. Dionne explained that she would like to open up a pottery  
45 studio in an existing barn at the back of her house. She would like to hold classes for  
46 children in the beginning and then eventually open it up to adults also. Initially she wants

1 to begin with an after school program and have up to about 6 kids, starting with hand  
2 work. Once she has more funds, she would like to purchase a couple of wheels and move  
3 onto wheel work. The applicant already owns a kiln, the barn has water plus there is  
4 plenty of parking available, although Ms. Dionne foresees parents dropping their children  
5 off and not staying. She explained that the classes will last approximately 2.5 hours and  
6 kids can get off the school bus at her house. Parents can pick up their kids around 5:30  
7 PM. During the summer time, the hours will be different. She hopes to have classes both  
8 in the morning and afternoon.

9  
10 The Chairman asked if the space being utilized in the barn was 385 square feet. Ms.  
11 Dionne confirmed it to be so and said that there is also an attic in the barn, but she wasn't  
12 intending to use that. The Chairman confirmed that Ms. Dionne was well within the area  
13 allowed for home occupations in accordance with the Zoning Ordinance. The finished  
14 floor space is 2519 square feet and 385 square feet is less than the maximum 25%  
15 permitted.

16  
17 Mr. Dolan asked for confirmation of the hours. Ms. Dionne said probably not on  
18 weekends, just an after school program to start with. The long term plan is to open it  
19 eventually to adults as well. Mr. Karam said that for the record the hours on the  
20 application are stated as Monday through Saturday 9:00 AM to 5:30 PM. The applicant  
21 said she is unsure of what the need is at this moment or how many students she will start  
22 out with. Her goal is to support herself and her children.

23  
24 The Chairman asked how and how often her materials would be delivered. The applicant  
25 said that she collects the materials herself rather than having them delivered. Mr. Dolan  
26 asked if there were any code issues concerning the use of a kiln. Mr. Barnes said not that  
27 he was aware of, but the Fire Chief could inspect it if necessary. Mr. Karam asked what  
28 the maximum amount of students there would be at any one time. The applicant  
29 responded, no more than 8. The Chairman asked if she had taught pottery classes before.  
30 The applicant said she hadn't, but that she had attended classes.

31  
32 The Chairman asked if the applicant would have any signage. She responded she would  
33 like signage and if allowed, she would like it located on her driveway so parents will be  
34 able to see where to drop their children off and she would like one on her barn as well.

35  
36 Mr. Dolan asked if the kiln gave off any noxious fumes. The applicant said it didn't and  
37 explained that she would only be doing the firing at night because it can get hot and she  
38 wouldn't want her students touching it.

39  
40 The applicant let the Board know that her abutters across the street had no objection to  
41 her having the pottery studio.

42  
43 Mr. Barker said there were certain restrictions for signage in Section 5.13.2k of the  
44 Ordinance, namely that not more than one sign can be displayed on the property. It can  
45 not exceed 4 square feet or be lit and Mr. Barnes said it had to meet a setback which is 20

1 feet back from the property line, not the road. Mr. Barnes asked the applicant if she was  
2 planning any outside displays. The applicant said she wasn't.

3  
4 Mr. Brett referred to Section 5.13.2c Home Occupations; home occupations shall be  
5 allowed only for a single family residence and shall be carried on strictly by the owner of  
6 the principle building. He asked if the in law apartment would classify the building as a 2  
7 family residence. Mr. Barnes said it wouldn't. Mr. Karam read out the definition of an  
8 in law apartment. The Chairman and Mr. Karam felt Ms. Dionne's residence should be  
9 classified as a single family residence.

10  
11 Mr. Karam asked if the business goes well, would she always be the only employee. Ms.  
12 Dionne said she would be. Mr. Karam said she was allowed up to 2 more employees if  
13 she wished.

14  
15 The Chairman asked if anybody present wanted to speak in favor of the applicant. Mr.  
16 Fred Emanuel said he owned the property at 35 Bunker Hill Avenue and 37 Bunker Hill  
17 Avenue. He explained that 37 Bunker Hill Avenue has the long driveway that leads to  
18 the duplex to the left of Ms. Dionne's home. He continued that there is also another long  
19 driveway which is to the right of the home which belongs to Mr. Moreau. Mr. Emanuel  
20 said he was in support of the pottery studio as it will be in a very nice setting in a barn  
21 that has been taken very good care of and it's a great place for kids to learn pottery and  
22 for a home occupation. He said he had no objections at all as long as the application  
23 meets all the codes and regulations.

24  
25 The Chairman asked if anybody present wanted to speak in oppositions. Nobody present  
26 did.

27  
28 Mr. Brett made a motion to close the public hearing. The motion was seconded by Mr.  
29 Karam. Motion carried unanimously.

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31 The Board then went through the criteria of Section 5.13 of the Ordinance for Home  
32 Occupations.

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34 All Board members agreed that the applicant met the criteria. The Board then went  
35 through the general criteria for a special exception in accordance with Section 17.8.2.

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37 The Board agreed that the applicant met the standards of the special exception criteria  
38 also.

39  
40 Mr. Brett made a motion to accept the application for the Special Exception. Mr. Karam  
41 seconded the motion. The motion passed unanimously.

42  
43 The Chairman informed the applicant that there is a 30 days appeal period so if she did  
44 anything before then, it would be at her own risk. Mr. Barnes advised the applicant to  
45 have a fire extinguisher and smoke detector. Mr. Brett suggested a carbon monoxide  
46 detector also.

1 **4. Miscellaneous.**

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3 There were no miscellaneous items to report.

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5 **4. Adjournment.**

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7 Mr. Dolan made a motion to adjourn the meeting at 7:35 PM. The motion was seconded by Mr.  
8 Barker.

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